

ZA160003

Special Exception Application



ROANOKE

Planning Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

Application Checklist: ☒ Application Form
☒ Written Narrative
☐ Development Plan
☐ Elevation
☒ Filing Fee

Date: January 12, 2016

RECEIVED

JAN 14 2016

Property Information:

Street Address: 929 Mountain View Terrace, SW, Roanoke, VA 24015 CITY OF ROANOKE
Official Tax No(s): 1322109 PLANNING BUILDING &
Size of Property (acres or square feet): .4881 Acres or 21,262 Square Feet DEVELOPMENT
Base Zoning District: RM-1, Residential Mixed Density Overlay Zoning District:
Request for a special exception as set forth in Section 36.2-560, Zoning, Code of the City of Roanoke (1979), as amended.

Briefly describe the special exception request:

We would like to keep Nigerian Dwarf goats on our property for brush removal, milk production (and subsequent soap making), as well as, utilizing the manure for composting for use in our vegetable garden. Our property is completely fenced in and our only neighbors (to the backyard) is the City of Roanoke (Norwich Park). Please see the attached narrative for further information. We have also attached a copy of our Property Report Card as generated from the City's GIS website.

Applicant Information:

Name: Jason and Kathleen Pack Phone Number: +1 (540) 520-9930
Address: 929 Mountain View Terrace, SW, Roanoke, VA 24015 E-Mail: packjvt@gmail.com
Applicant's Signature: *[Signature]*

Owner Information:

Name: Jason and Kathleen Pack Phone Number: +1 (540) 520-9930
Address: 929 Mountain View Terrace, SW, Roanoke, VA 24015 E-Mail: packjvt@gmail.com
Owner's Signature: *[Signature]*

Application accepted as submitted in accordance with the provisions of Chapter 36.2, Zoning, Code of the City of Roanoke (1979), as amended.

[Signature]
Secretary to the Board's Signature

1/14/16
Intake Date

February 10, 2016
Public Hearing Date

Narrative for Pack Residence

929 Mountain View Terrace, SW | Roanoke, VA | 24015

January 12, 2016

Members of the Board of Zoning Appeals:

My wife and I have recently found interest in urban agriculture (as have many within our city) and currently have chickens on our property (well within the guidelines of the city ordinance). This has been a great learning experience for our children and we have just begun to see the fruits of our labor with egg production. To supplement this, we would like to have Nigerian Dwarf goats on our property, as well. The goats would be there for much of the same purposes as chickens, in that, we would be using them in a manner similar to an agricultural operation, albeit on a small scale. We would use them as a learning tool for our children, teaching self-sufficiency and responsibility, as well as, using the goats for brush removal, milk production (and subsequent soap making by use of the milk), in addition to using the manure for composting. We would request to have two, as they are herding/social animals and it would be cruel for them to not have a partner. Any "kids" that may be produced would be sold or given away after weaning from their mother.

For a bit of background regarding Nigerian Dwarf goats, they are often kept as pets, though they are well suited for milk production and as "working" animals. As stated above, our primary use would be as a working animal. Their height can range from 16 - 23 in., so they are about the same size as a medium-sized dog. Nigerian Dwarf goats originated from West Africa and were imported into the United States in the 1950s for use in zoos, as well as, research animals. They were eventually acquired by private breeders and quickly gained popularity as pets, exhibition animals and for small-scale agricultural operations due to their good-natured personalities, friendliness and hardy constitution. Today, they are a common sight in backyards and at petting zoos, due strongly to the aforementioned characteristics. Their diet mainly consists of greens, grains and brush, as well as, requiring fresh water (or they just will not drink it). They are affectionate animals that can even be trained with a bit of work.

As for our property, please see the attached Property Report Card and overview of the property generated from the City's GIS site. Please note that the property square footage is 21,262 SF and the backyard is bordered only by Roanoke City property (Norwich Park). The property is completely fenced-in with a chain link fence in the backyard and a newly installed wood fence in the front yard (disregard the dilapidated picket fence in the Property Report Card photos). This property would provide ample space for the two small goats to roam in the backyard, as they only "require" 20-30 SF of roaming space, but they would have much more in this scenario. Typically, as backyard animals, they can be housed in "Igloo-type" dog houses, but should we decide to build housing for them, it would be done so to the letter of the zoning ordinance. For this reason, we do not believe that an exception for a structure is required at this time, only an exception to allow the animals on our property.

In regards to our backgrounds, Kathleen Pack is a Licensed Veterinary Technician at a local veterinary clinic here in Roanoke. In that regard, she is well suited for the care and maintenance of the animals. Jason Pack is a former Project Manager for a local architectural firm, a former Renovations and Capital Projects Manager for Virginia Tech and is currently in the commercial flooring industry in Roanoke. Additionally, he has completed all necessary testing for the Class A Virginia Contractor's licensing (with BLD specialty) and all paperwork has been filed with DPOR in order to obtain licensure in the Commonwealth. With this in mind, any future construction associated with this endeavor (i.e. - housing for the animals) would be designed and constructed by Jason. Again, this would all be accomplished by permitting through the Planning, Building & Development Office. As an aside, we truly love living in Roanoke, and want to continue to do so to reap the benefits of our local school system and the Grandin Village area in which we live. However, we also wish to pursue a bit of a self-sufficient agricultural life, as well. We believe that by allowing us to keep these animals on our property, we would have the best of both worlds and not require a relocation for us to realize this idea.

Sincerely,

Jason and Kathleen Pack



The City of Roanoke, VA

Parcel Id: 1322109

Property Address:

929 MOUNTAIN VIEW TER SW

ROANOKE, VA 24015



SUMMARY:

Mailing Address:

929 MOUNTAIN VIEW TER SW

ROANOKE, VA 24015

Neighborhood: 361 - Raleigh Ct/Grandin Ct

Property Class: 200-SingleFamily

Legal Description: LOT 1-2 BLK 2 MT VIEW
TERRACE

Zoning: RM-1

Property Acreage: 0.4881

Property Sq. Footage: 21262

Property Frontage: 100

Property Depth: 200.00

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0163G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2005-08-30	\$135,000.00	N/A	LIVSEY ROGER H (Inactive)	050014071
2004-11-17	\$122,000.00	N/A	LANG DAVID J & KIMBERLY Y (Inactive)	040019627
1993-05-24	\$65,000.00	N/A	BEIDLER DAVID D ETAL (Inactive)	
1986-05-21	\$48,700.00	N/A	COCKRAM DANNY W & MELANIE S (Inactiv	
1983-10-05	\$43,000.00	N/A	CONNOLLY KEVIN T (Inactive)	
N/A	\$0.00	N/A		

ASSESSMENTS:

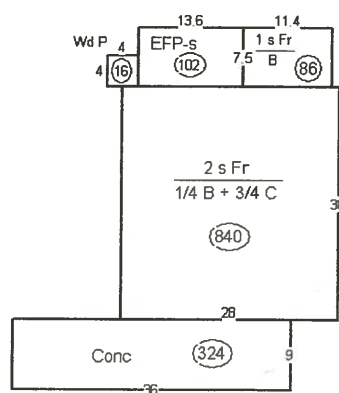
Valuation Date	Land Value	Improvement Value	Total Value
2015-01-01	\$27,800.00	\$94,000.00	\$121,800.00
2014-01-01	\$27,800.00	\$102,300.00	\$130,100.00
2013-01-01	\$30,200.00	\$102,600.00	\$132,800.00
2012-01-01	\$30,200.00	\$102,600.00	\$132,800.00
2011-01-01	\$30,200.00	\$102,600.00	\$132,800.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:



Primary Sketch:



IMPROVEMENTS:

IMPROVEMENT 1

2.0 Story

Structure:

Year Built: 1905
 Number of Stories: 2.0
 Construction Exterior: Vinyl siding
 Foundation: 1/4 Bsmt, 3/4 Crawl
 Structure: Wood frame
 Size S/F: 1766
 Lower Split Level/Foyer: 0
 Lower Finished: 0

Roof:

Roof Style: Hip
 Roof Cover: Comp sh to 235#

Plumbing:

2 Fixture: 1
 3 Fixture: 1
 4 Fixture: 0
 5 Fixture: 0

Heating / Air:

Total Bedrooms:	4	Heating Type:	Forced hot air-gas
Total Rooms:	9	Central Air:	N
Attic:		Fireplaces:	YES
Attic S/F:	None	Porches:	
Attic Fin S/F:	0	Enclosed Porch:	102
Basement:		Open Porch:	0
Basement S/F:	280	Wood Deck:	0
Basement Fin S/F:	0		
Other Improvements			
Garage			
Attached Garage:			
Detached Garage:			
Attached Carport:			
Basement Garage:			

PROPERTY MAP:

